THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
MAGNOLIA TITLE & ESCROW, INC.
1104 Fatherland St.
Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20160055562 DEEDWARR
Recvd: 06/29/16 14:22 3 pgs
Fees:17.00 Taxes:0.00
20160629-0066507

INSTRUMENT FOR CORRECTION OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JUNE, 2016.

NOTARY PUBLIC

My commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Kay Sefcik 631 James Ave., #2 Nashville, TN 37209	Same as New Owner	090-08-0D-002.00-CO

WHEREAS by Warranty Deed of record in Instrument No. 20160602-0055454, Register's Office for Davidson County, Tennessee, **D218, LLC, a Tennessee limited liability company ("GRANTOR")** conveyed the property described therein to **Stephanie Kay Sefcik, a single woman ("GRANTEE");** and

WHEREAS, by inadvertence, typographical error and mutual mistake, said deed of conveyance conveyed a property not intended to be conveyed to Grantee; and

NOW, THEREFORE, in order to correct said conveyance, this Instrument for Correction is made, and **D218, LLC, a Tennessee limited liability company**, for the consideration expressed in said former deed, has bargained and sold and by these presents does hereby transfer and convey unto the Grantee, **Stephanie Kay Sefcik, a single woman,** her heirs and assigns that certain tract of land which is hereby agreed and understood that the legal description is to be correctly described as follows:

Land in Davidson County, Tennessee, being Unit B of the Homes at 631-A James Avenue, a Horizontal Property Regime with Private Elements as established in Declaration of Covenants Conditions and Restrictions of record at Instrument No. 20150921-0095941, in the Register's Office of Davidson, Tennessee, to which Declaration of Covenants Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to D218, LLC, a Tennessee Limited Liability Company by Warranty deed from Cary M. Freeman, a single person of record in Instrument No. 20130603-0055673 Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on June 03, 2013.

NOW, IN RETURN, Stephanie Kay Sefcik, a single woman, has bargained and sold and by these presents does hereby transfer and convey until D218, LLC, a Tennessee limited

liability company, its successors and assigs, that certain tract of land which is hereby agreed and understood to be described as follows:

Land in Davidson County, Tennessee, being Unit A of the Homes at 631-A James Avenue, a Horizontal Property Regime with Private Elements as established in Declaration of Covenants Conditions and Restrictions of record at Instrument No. 20150921-0095941, in the Register's Office of Davidson, Tennessee, to which Declaration of Covenants Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to D218, LLC, a Tennessee Limited Liability Company by Warranty deed from Cary M. Freeman, a single person of record in Instrument No. 20130603-0055673 Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on June 03, 2013. Being further conveyed by error to Stephanie Kay Sefcik by deed in Instrument No. 20160602-0055454, said Register's Office.

TO HAVE AND TO HOLD said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, in the fee simple forever, and Grantors do hereby reaffirm and ratify all covenants, warranties and stipulations made and provided in said Deed of record in Instrument No. 20160602-0055454, Register's Office for Davidson County, Tennessee, and the entire contents thereof as fully and effectively as if the entire instrument were copied herein verbatim containing the corrections, and said instrument is accordingly incorporated herein by reference. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Parties hereto have set their signatures on this the 28th day of June, 2016.

D218, LLC, Grantor

By: JOSHUA L. HUNTER
Its: Authorized agent

Stephanie Kay Sefcik, Grantee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the authorized agent for D218, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such authorized agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as authorized agent.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of June, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1/20/19

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Stephanie Kay Sefcik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28 day of June, 2016.

Leslie Garside
Notary Public

My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY